



County Planning Department Hearing

AGENDA

Road Names
Minor Use Permits
Lot Line Adjustments
Administrative Fine Appeals

MEETING DATE: Friday, April 08, 2016

HEARING OFFICER: MATT JANSSEN

MEETING LOCATION AND SCHEDULE

The hearing will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey St., Room #D170, County Government Center, San Luis Obispo, CA., on the first and third Fridays of each month. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets.,

Meeting Begins

9:00 a.m.

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

MATTERS TO BE CONSIDERED

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

CONSENT AGENDA

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):
3. A request by the **CAMBRIA COMMUNITY SERVICES DISTRICT (CCSD) and FRIENDS OF FISCALINI** for a Minor Use Permit / Coastal Development Permit (DRC2015-00016) to allow for hazardous fuel reduction and forest restoration activities on approximately 50 acres of the Fiscalini Ranch Preserve in Cambria. These activities would include removal of dead and dying trees, ladder fuel, and woody debris; thinning stands of overcrowded small trees; and removal of invasive plants. The project description includes various measures to minimize or avoid environmental impacts. The work would occur first in three approximately 1-acre size test plots and then the most successful treatment will be applied to the balance of the project acreage. The proposed project will result in approximately 50 acres of temporary site disturbance, primarily by hand crews with chain saws, of a 378-acre parcel. The proposed project would also finalize ZON2014-00693 authorizing the removal of up to 300 hazardous trees on CCSD properties. No permanent site disturbance is proposed. The proposed project is within the Open Space land use

category and is located on the Fiscalini Ranch, which is bounded by Warren Road to the south, Huntington Road to the North, the Pacific Ocean to the west, and Highway 1 and Trenton Avenue to the east, within the community of Cambria. The site is in the North Coast planning area. Also to be considered is approval of the proposed environmental determination. The proposed project is consistent with the Final Environmental Impact Report for the Fiscalini Ranch Preserve Management Plan certified by the CCSD on November 16, 2009.

County File Number: DRC2015-00016
Supervisory District: 2
Project Manager: Airlin M. Singewald

Assessor Parcel Number: 013-121-025
Date Accepted: January 15, 2016
Recommendation: Approval

4. A request by **JIM COLO** for a Minor Use Permit/Coastal Development Permit (DRC2015-00066) to allow the establishment of a vacation rental at an existing single-family residence. The project will result in no site disturbance. The proposed project is within the Residential Multi-Family land use category and is located at 1872 Strand Way, approximately 0.4 miles southwest the Pier Avenue and Lakeside Avenue intersection, within the community of Oceano. The site is in the San Luis Bay (Coastal) sub-area of the South County Coastal Planning Area. A Class 1 Categorical Exemption was issued on March 2, 2016 (ED15-166).

County File Number: DRC2015-00066
Supervisory District: 4
Project Manager: Brandi Cummings

Assessor Parcel Number: 061-072-003
Date Accepted: February 25, 2016
Recommendation: Approval

5. A request by **ELIZABETH CRUMP** for a Minor Use Permit / Coastal Development Permit (DRC2015-00080) to allow an existing single family residence to be used as a residential vacation rental. The proposed project is within the Residential Multi-Family land use category and is located at 320 Sandpiper Lane, approximately 90 feet east of Strand Way, in the community of Oceano. The site is in the San Luis Bay (Coastal) planning area. Also to be considered is the approval of the environmental document. A Class 1 categorical exemption was issued for this project.

County File Number: DRC2015-00080
Supervisory District: 4
Project Manager: Cody Scheel

Assessor Parcel Number: 061-061-030
Date Accepted: February 4, 2016
Recommendation: Approval

6. A request by **MAURICE & JOY MONTOYA** for a Minor Use Permit / Coastal Development Permit (DRC2015-00064) to allow for the construction of a two-story, 2,158 square foot single-family dwelling with an attached 583 square foot garage, 103 square foot balcony, and 480 square foot roof deck. The proposed project will result in the disturbance of the entire 2,996 square foot vacant parcel. The proposed project is within the Residential Multi-Family land use category and is located on York Avenue, approximately 110 feet east of the intersection of Strand Way and York Avenue, in the community of Oceano. The site is in the San Luis Bay (Coastal) planning area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for this project.

County File Number: DRC2015-00064
Supervisory District: 4
Project Manager: Cody Scheel

Assessor Parcel Number: 061-062-012
Date Accepted: February 25, 2016
Recommendation: Approval

7. A request by **ROWLAND TWISSELMAN & T-MOBILE** for a Minor Use Permit (DRC2015-00045) to allow for the co-location, construction and operation of an unmanned wireless communications facility consisting of three (3) new 8-foot tall panel antennas and three (3) Remote Radio Units mounted behind the proposed panel antennas, all to be located at a height of 60 feet on an existing 140-foot tall monopole. The project also involves the installation of two (2) equipment

cabinets and one (1) H-frame on a concrete slab on grade, enclosed by an approximately 7-foot tall chain-link fence, located within an approximately 400 square foot lease area. The project will result in the disturbance of approximately 300 square feet of a 159-acre parcel. The proposed project is within the Agriculture land use category and is located at 7390 Cattle Drive, approximately 2 miles east of Bitterwater Road, approximately 7 miles northwest of the California Valley Village Reserve Line. The project site is in the Shandon-Carrizo sub area of the North County planning area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for this project.

County File Number: DRC2015-00045

Supervisory District: 5

Project Manager: Cody Scheel

Assessor Parcel Number: 071-161-035

Date Accepted: November 4, 2015

Recommendation: Approval

HEARING ITEMS

8. A request by **DAVID NANKIVELL** for a Minor Use Permit / Coastal Development Permit (DRC2015-00074) to allow an existing 2,140 square-foot, 4-bedroom single family residence to be used as a residential vacation rental. The Minor Use Permit is requesting to modify the location standard for vacation rentals per Coastal Zone Land Use Ordinance Section 23.08.165(C)(1). The requested waiver would allow the proposed vacation rental to be located within 40 feet of an existing vacation rental, which is closer than the distance requirement allows for. The proposed project will result in no site disturbance on a 3,963 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 5840 Moonstone Beach Drive, between Stafford and Chatham Roads, within the community of Cambria. The site is in the North Coast planning area. Also to be considered is the proposed environmental determination. This project is exempt under CEQA.

County File Number: DRC2015-00074

Supervisory District: 2

Project Manager: Airlin M. Singewald

Assessor Parcel Number: 022-052-052

Date Accepted: January 14, 2016

Recommendation: Denial

9. A request by **1736PAC, LLC.** for a Minor Use Permit / Coastal Development Permit (DRC2015-00073) to allow an existing 2,478 square-foot, 4-bedroom single family residence to be used as a residential vacation rental. The Minor Use Permit is requesting to modify the location standard for vacation rentals per Coastal Zone Land Use Ordinance Section 23.08.165(C)(2). The requested waiver would allow the proposed vacation rental to be located within 40 feet of an existing vacation rental, which is closer than the distance requirement allows for. The proposed project will result in no site disturbance on a 5,432 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 1736 Pacific Avenue, approximately 75 feet north of the 18th Street and Pacific Avenue intersection, within the community of Cayucos. The site is in the Estero planning area. Also to be considered is the proposed environmental determination. This project is exempt under CEQA.

County File Number: DRC2015-00073

Supervisory District: 2

Project Manager: Airlin M. Singewald

Assessor Parcel Number: 064-236-007

Date Accepted: January 14, 2016

Recommendation: Denial

ESTIMATED TIME OF ADJOURNMENT: 10:00 a.m.

Next Scheduled Meeting: May 6, 2016, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA

NICOLE RETANA, SECRETARY
COUNTY PLANNING DEPARTMENT HEARINGS

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Department staff within 72 hours preceding the Planning Department Hearing meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Department staff during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 4 extra copies of documents that they intend to submit to the Planning Department staff during a meeting so that those extra copies can be immediately distributed to all members of the Planning Department staff and other members of the public who desire copies.

DEPARTMENT OF PLANNING AND BUILDING MEETING PROCEDURES

Planning Department Hearings are conducted under the authority of the Hearing Officer. Each item scheduled for public hearing at a Planning Department Hearing will be announced by the Hearing Officer and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Hearing Officer will open the public hearing and will first ask the project applicant (if any) to present any points they feel the Planning Department Hearings should understand about their proposal.
3. The Hearing Officer will ask other interested persons to present any testimony they wish to give about the proposal being considered.
4. The Hearing Officer will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.

RULES FOR PRESENTING TESTIMONY

All persons who wish to present testimony to the Planning Department Hearings in a public hearing must observe the following rules:

1. When beginning to speak, first identify yourself and place of residence. This is required for the public record. Planning Department Hearings are tape recorded.
2. All remarks must be addressed to the Hearing Officer. Conversation or debate between a speaker and a member of the audience is not permitted.
3. Please keep your remarks as brief as possible. When a number of speakers wish to testify on the same project, the Hearing Officer may limit the time for testimony to 3 minutes for individuals and 8 minutes for persons representing a group. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Whenever possible, written testimony should be presented as well as oral. Written testimony can be submitted for Planning Department Hearings consideration in advance of the actual hearing date.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Department Hearings decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices available for the hearing impaired upon request.

ON THE INTERNET

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 788-2947.